
Task Force Discussion

Re: Status of Scenario E and Developing New Scenario

Reston Master Plan Special Study
Task Force Meeting
August 14, 2012



Tonight's Meeting

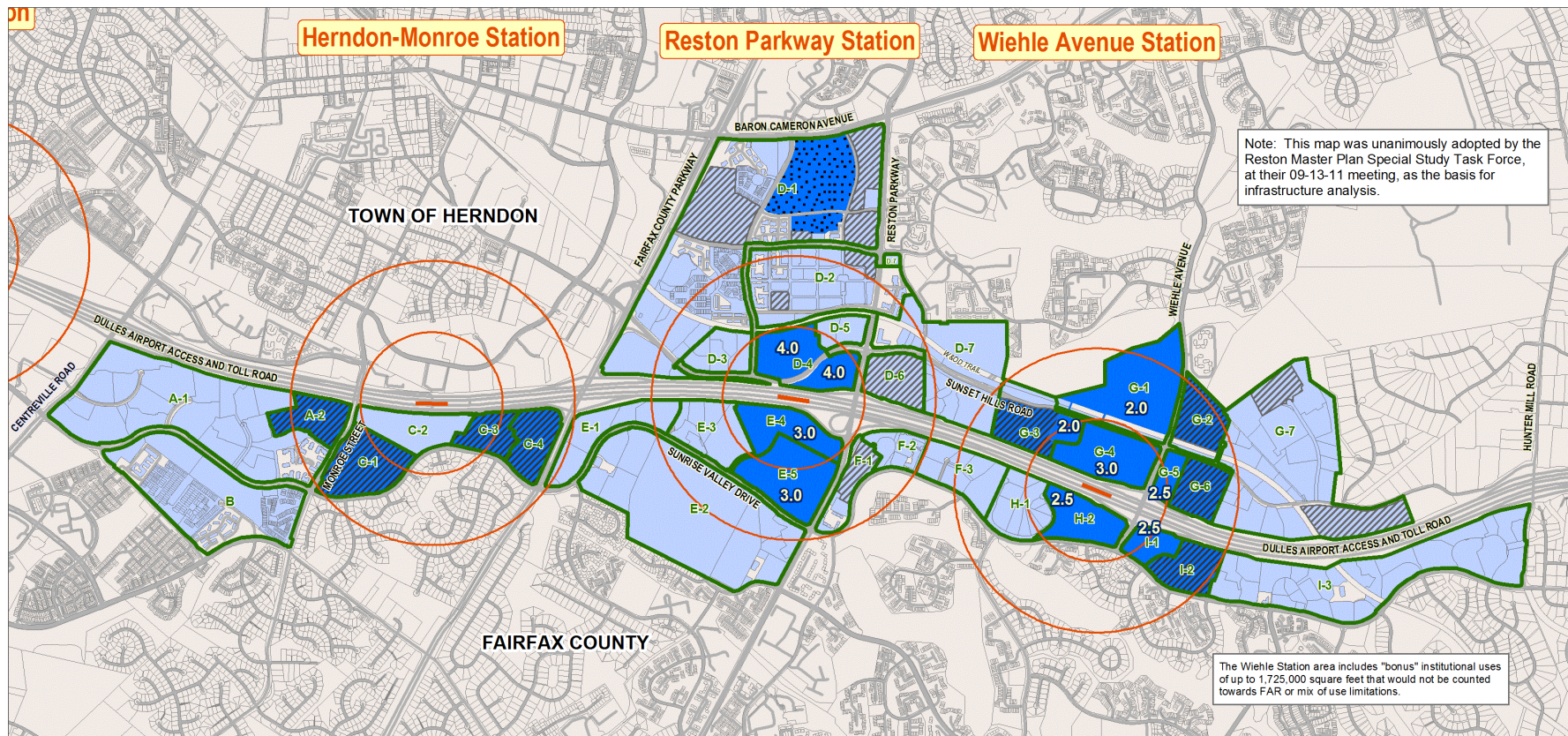


- Where we are with Scenario E
- Discussion about developing a new scenario
 - Scenario G
- Overview of upcoming Task Force meetings in September and October

Scenario E Refresher



- Scenario E Map -
 - **Dark blue areas** = New commercial opportunity + New residential opportunity
 - **Dark blue hatched areas** = New residential opportunity only (assumed existing commercial remains)



STAFF ALLOCATION OF ABSORPTION BY 2030 09-13-11

(Based on GMU's forecast for 2030 high + 20% residential increase)



Scale



0 600 1,300 2,600 3,900 5,200 Feet

	Sub-Unit	Mix of Uses				
		Office	Retail	Instit.	Hotel	Resid.
Herndon-Monroe Area	A-2					
	G-1	Same as zoning approval				
	C-3	Same as existing development				
	C-4	Same as existing development				
Town Center Area	TC North	35%	6%	10%	6%	43%
	D-4	45%	2%	2%	6%	45%
	E-4	45%	2%	2%	6%	45%
	E-5	45%	2%	2%	6%	45%

	Sub-Unit	Mix of Uses				
		Office	Retail	Instit.	Hotel	Resid.
Wiehle Avenue Area	G-1	20%	1%	0%	4%	75%
	G-2	Same as existing development				
	G-3 (western portion)	Same as existing development				
	G-3 (eastern portion)	0%	5%	5%	20%	70%
	G-4	50%	2%	1%	7%	40%
	G-5	50%	2%	1%	7%	40%
	G-6	Same as existing development				
	H-2	50%	2%	1%	7%	40%
	H-3	50%	2%	1%	7%	40%
	H-2	Same as existing development				

G:\projects\scip\pav\projects\2009\Reston_Special_Study\Existing_Conditions_Report\Plan_Proposed\Projects\Scenario.mxd

Legend

- I-3 Reston-Herndon Suburban Center Land Units and Sub-units
- General Location Transit Station Platforms
- Circles denote 1/4 and 1/2 mile distances from center of proposed station platform
- Transit-Oriented Development Options
- Transit-Oriented Development Options (residential additions)
- Town Center North -- related growth
- Major Zoning Approvals
- Existing Development

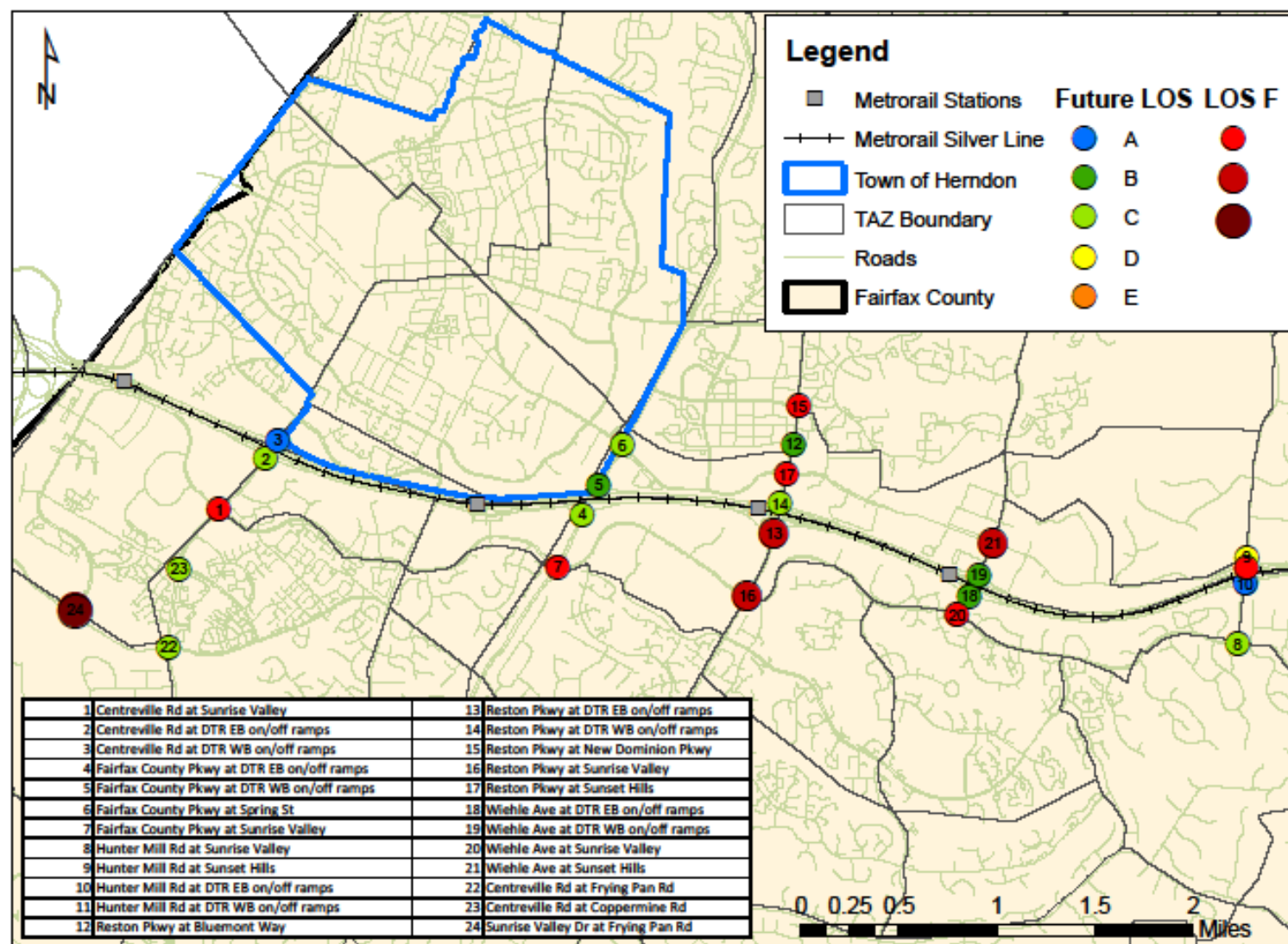
Note: This map displays a staff-derived range of floor area ratios concentrated mostly in those sub-units within 1/4 mile. There is also additional residential for certain areas within the 1/4 to 1/2 mile distance from the planned Metro stations. See the 09-13-11 Task Force presentation for additional information. Town Center North-related growth mix of uses has been edited to reflect correct mix of uses.

Status of Scenario E



- Continuing to work with Parks and Schools to refine needs assessments
- Transportation Analysis Results - June 12 meeting:
 - Three Reston station area intersections operating at “medium” Level Of Service (LOS) F
 - Objective is to get those intersections to “small” LOS F

2030 Evening Peak Hour Level of Service (Scenario E Full Build)



Current Challenge: Balancing Objectives



- Plan Amendment Goal for Transit Station Areas - *Achieve as many of TOD objectives as possible*
- Additional density is a key part of realizing TOD objectives
- “Small” LOS F acceptable outcome at selected intersections
- Need to adjust development potential to move 3 “medium” LOS Fs to “small” LOS Fs

Developing Scenario G



- Staff Recommendation: Develop new **Scenario G**
 - Start with Scenario E as base
 - Make adjustments informed by additional analysis of transportation results of Scenario E modeling
 - For example: Better understand how much traffic volume is created by through traffic

Developing Scenario G



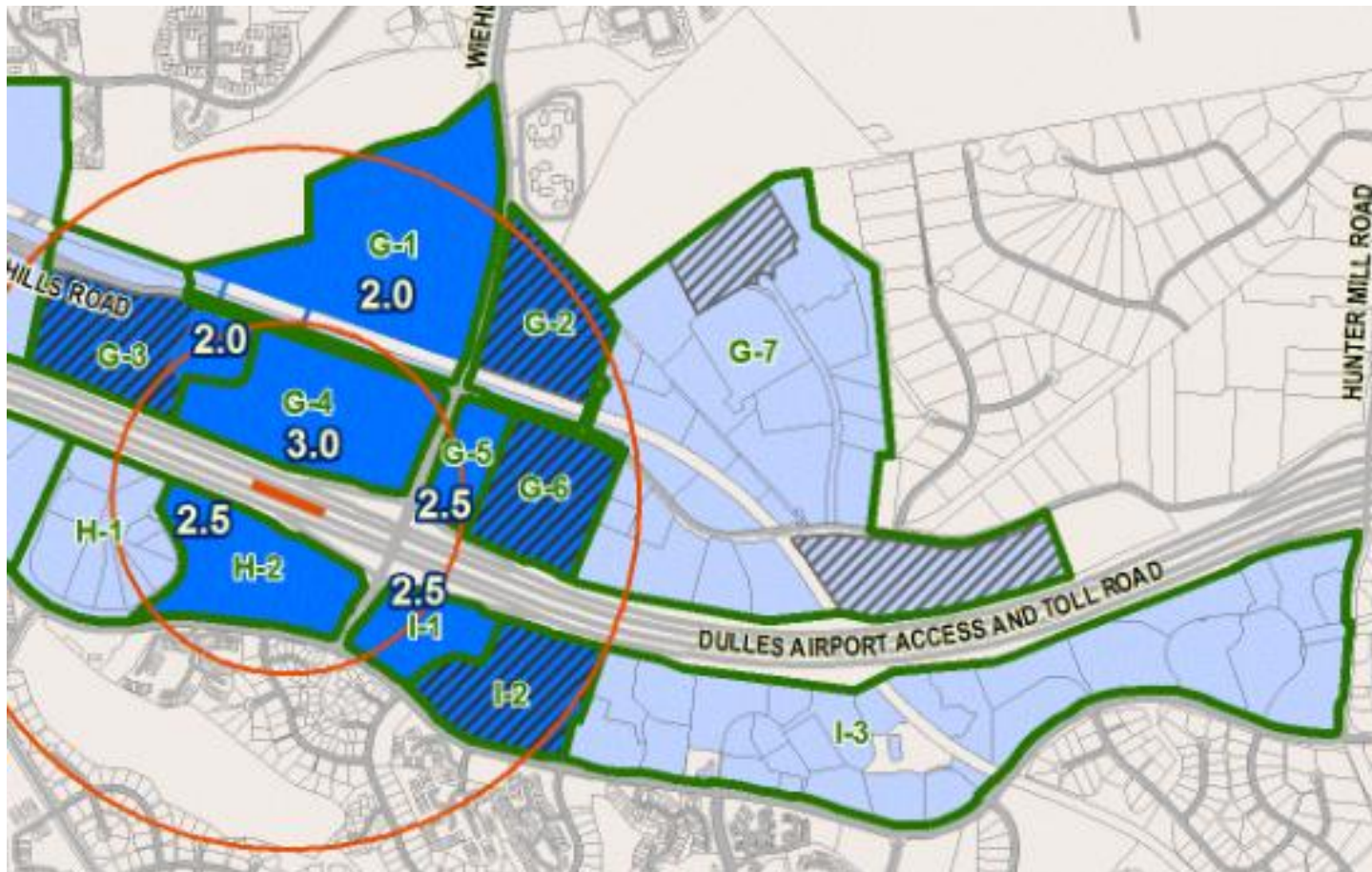
- Staff looking to Task Force for guidance re: strategy to make adjustments for Scenario G
 - ❑ Need to reduce total square footage of future development potential
- Options:
 - ❑ Reduce TOD Core area
 - ❑ Reduce Intensity
 - ❑ Change Mix

Developing Scenario G



Size of TOD Core Area	Intensity	Mix
No Change	No Change	Increase Resid
	Reduce	No Change
		Increase Resid
	No Change	No Change
Reduce	No Change	Increase Resid
		No Change
	Reduce	Increase Resid

Wiehle-Reston East Transit Station Area



Developing Scenario G



**Size of TOD
Core Area**

Intensity

Mix

No Change

Increase Resid

No Change

- Example at Wiehle:
 - ❑ Preserve TOD core area
 - ❑ Same FAR – 2.0-3.0
 - ❑ Increase residential from 40% to X% (X to be informed by transportation analysis)

Developing Scenario G



Size of TOD Core Area		
Intensity	Mix	
No Change	No Change	
Reduce		

- Example at Wiehle:
 - More tightly focus new commercial opportunity only on areas closest to station (within ¼ mile)
 - Keep FAR – 2.0-3.0
 - Keep mix - currently 60% commercial/40% residential

Developing Scenario G



**Size of TOD
Core Area**

Intensity

Mix

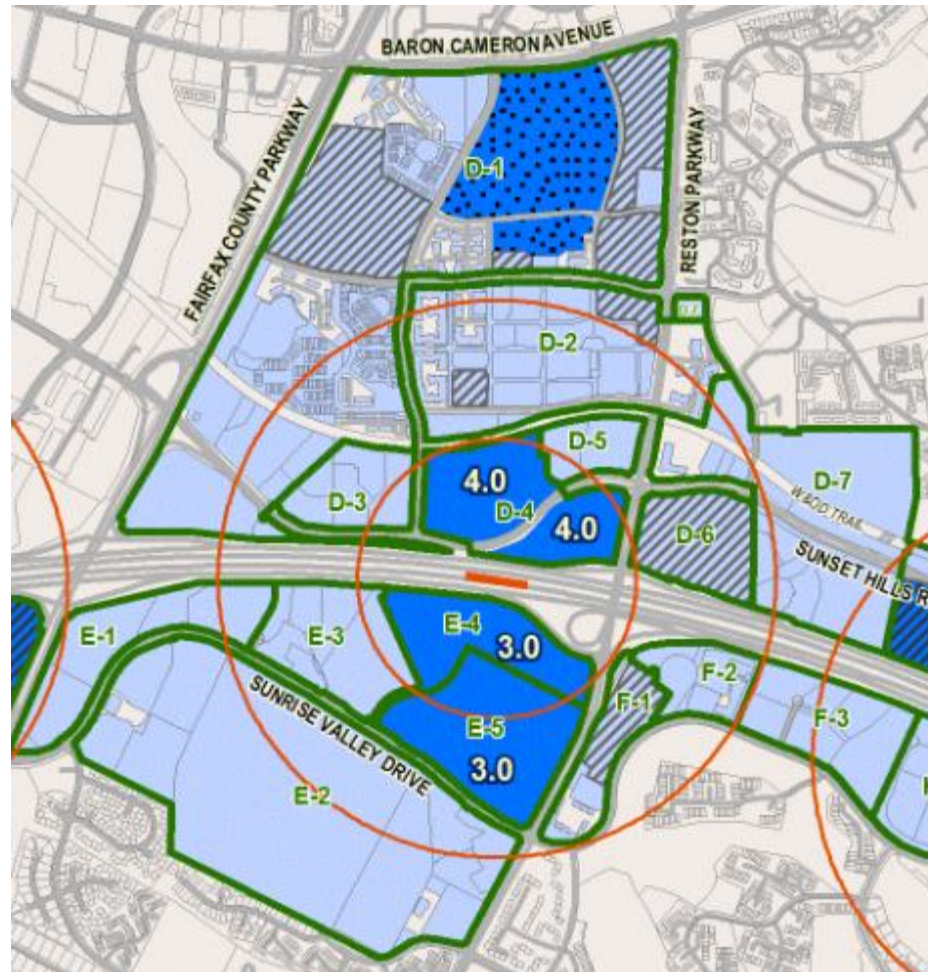
No Change

Increase Resid

Reduce

- **Example at Wiehle:**
 - ❑ Focus new commercial opportunity only on areas closest to station (within ¼ mile)
 - ❑ Keep FAR – 2.0-3.0
 - ❑ Change mix – “Swap” existing commercial for residential

Reston Town Center Transit Station Area



Developing Scenario G



Size of TOD Core Area	Intensity	Mix
No Change	No Change	Increase Resid
		No Change
	Reduce	Increase Resid
		No Change
Reduce	No Change	Increase Resid
		No Change
	Reduce	Increase Resid
		No Change

Upcoming Task Force Meetings



- September 11:
 - Additional Transportation Information
 - Further analysis of current Scenario E
 - Discussion of changes to create new **Scenario G**
- October 9:
 - Task Force discussion of **Scenario G**
 - **TARGET date for Task Force endorsement of Scenario G**